



Beth Knight

7/17/2014

RESIDENTIAL BOARD OF ADJUSTMENT DECISIONS

Wednesday, July 16, 2014

1:30 PM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Paul Johnston, Vice Chair

Ronald R. Shearer

Vacant

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De De Smith

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Wade Chappell

Michael Wellbaum (Alternate)

Darien George

– P –

– P –

– P –

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I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of June 18, 2014 Hearing 7-0-1

B. Translation Cases

**1. BAR-14-092 Isabel & Maria Flores
(continued) 2321 Emily Drive**

a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport that encroaches 5 feet into a 5-foot side yard setback, creating a 0-foot setback.

Deny without prejudice (8-0)



B. Continued Cases

2. BAR-14-074

Cindy Turner

840 Claycourt Circle

- a. Request a **VARIANCE** in the "PD 549" Planned Development District under the "AR" One-Family Zero Lot Line regulations to permit the construction of an in-ground pool 15 feet into the 20-foot projected front yard of an adjacent lot, creating a 5-foot projected front yard setback.

Approved (8-0)

3. BAR-14-093

John & Linda Murphy

3761 Regency Circle

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a wood screening fence 10 feet in height, excessive by 2 feet, on the side yard.

Approved (8-0)

4. BAR-14-098

Patrick Anderson

7712 Lake Highlands Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 16-foot tall storage shed, where 12-foot tall structures are allowed, and waiving the additional setback for accessory structures over 10 feet tall.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed that encroaches 2 feet 6 inches into a 5-foot side yard setback, creating a 2-foot 6-inch setback.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed that encroaches 2 feet 6 inches into a 5-foot rear yard setback, creating a 2-foot 6-inch setback.

Approved (8-0)

5. BAR-14-101

Dee Finley Jr. by Gerald Schwarz

2412 Medford Court East

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of porte cochere that would encroach approximately 4 feet 6 inches into the 5-foot side yard setback, creating a 6-inch side yard setback.

Approved (8-0)

6. BAR-14-102

Jerry Pierce

2115 N. Edgewood Terrace

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of secondary structures without an existing primary structure.
- b. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the construction of a 4-foot solid fence in the front yard.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a solid fence 8 feet in height, excessive by 4 feet in the front yard.

Motion to approve fails for lack of 7 affirmative votes (3-5)



C. New Cases

7. **BAR-14-103**

William and Antoinette Boecker

200 Rivercrest Dr.

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 5-foot open-design fence in the projected front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an open design fence 6 feet in height, excessive by 1-foot in the projected front yard.

Motion to approve fails for lack of 7 affirmative votes (3-5)

8. **BAR-14-104**

Michael McManus

3817 Clayton Rd. West

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the reconstruction of a pool house increased to 16 feet in height, where 12-foot tall structures are allowed, and waiving the additional setback for accessory structures over 10 feet tall.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a pool house that encroaches 2 feet 6 inches into a 5-foot side yard setback, creating a 2-foot 6-inch setback.

Continued to August 20, 2014 (8-0)

9. **BAR-14-105**

Cameron Cook

4628 Harley Ave.

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of a 4-foot solid fence in the front yard.
- b. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 5-foot open-design gate in the front yard.

Approved (8-0)

10. **BAR-14-106**

Jesus & Ann Trejo

2612 Capri Dr.

- a. Request a **VARIANCE** in an "A-5" One-Family District to waive the requirement of 2 parking spaces behind the front building line.

Approved (8-0)



11. **BAR-14-107**

Robert & Norma Barnett
8300 Sandhill Crane Dr.

- a. Request a **VARIANCE** in an "A-5" One-Family District to allow three structures with a combined 424 square feet exceeding the 200 square feet maximum total for accessory buildings by 224 square feet.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 13-foot tall covered structure and outdoor kitchen, where 12-foot tall structures are allowed, and waiving the additional setback for accessory structures over 10 feet tall.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a covered structure and outdoor kitchen that encroaches 5 feet into a 5-foot side yard setback, creating a 0-foot side yard setback.
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a covered structure and outdoor kitchen encroaches 5 feet into a 5-foot rear yard setback, creating a 0-foot rear yard setback.

Approved with stipulation that covered structure with outdoor kitchen roof pitch does not exceed 4/12 (8-0)

12. **BAR-14-108**

David Bekutis by Alan Siggers
3605 Westcliff Rd. N.

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a garage that encroaches 5 feet into a 5-foot side yard setback, creating a 0-foot side yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a garage that encroaches 2 feet into a 5-foot rear yard setback, creating a 3-foot rear yard setback.

Continued to August 20, 2014 (8-0)

13. **BAR-14-109**

Makens Profit Sharing Plan
3400 W 6th St.

- a. Request a **VARIANCE** in under the "A-5" One-Family District regulations to permit the construction of a pool and staircase that encroach 10 feet into a 10-foot side yard setback, creating 0-foot setback.

Approved (7-1)

14. **BAR-14-110**

David Magallon
1311 Gould Ave.

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport that encroaches 5 feet into a 5-foot side yard setback, creating 0-foot setback.

Approved (8-0)

15. **BAR-14-115**

Cassco Development Com. Inc.
4116 Bent Elm Ln.

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence without horizontal relief.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a screening fence for masonry columns to exceed the 10 feet on center spacing requirement.

Motion to approve, with stipulation that variance applies only along Bryant Irving frontage and columns not to exceed 25 feet on center spacing, fails for lack of 7 affirmative votes (6-2)



III. ADJOURNMENT:

4:36 pm

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.